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**City of Laingsburg Planning Commission
Remote Meeting Minutes
September 21, 2020**

Mayor Culpepper called the meeting to order at 7:00 p.m. remotely where every board member and attendees either attended via Zoom or called into the meeting.

Members present Judd, Geasler, Culpeper, Fraidenburg and Appicelli. Absent: Ducastel & Ridsdale.

Public Comment- none at this time.

Moved by Fraidenburg supported by Appicelli to approve the minutes of August 17, 2020. Roll call vote: ayes: Judd, Geasler, Culpeper, Fraidenburg and Appicelli. Nays: None. Absent: Ducastel & Ridsdale. Motion carried.

Moved by Appicelli and supported by Geasler to open the Public Hearing on the amendment to the City of Laingsburg Zoning Ordinance to provide outside seating and dining standards. Roll call vote: ayes: Judd, Geasler, Culpeper, Fraidenburg and Appicelli. Nays: None. Absent: Ducastel & Ridsdale. Motion carried.

There was a brief update regarding the work that has been done over the last few months to develop this language and the public was provided an opportunity to comment on the amendment. Hearing no comment, the Mayor asked to close the hearing.

Moved by Appicelli and supported by Geasler to close the Public Hearing on the amendment to the City of Laingsburg Zoning Ordinance to provide outside seating and dining standards. Roll call vote: ayes: Judd, Geasler, Culpeper, Fraidenburg and Appicelli. Nays: None. Absent: Ducastel & Ridsdale. Motion carried.

Moved by Fraidenburg supported by Geasler to open the public hearing regarding the petition for Special Land Use and Site Plan Review at 105 E. Grand River Road to convert office/retail space to a Marijuana Retailer and Processor. Roll call vote: ayes: Judd, Geasler, Culpeper, Fraidenburg and Appicelli. Nays: None. Absent: Ducastel & Ridsdale. Motion carried.

Michael Daly-Martin, Preston Community Services, provided the staff report and updated the board on the application. The applicant has requested waivers regarding Landscaping, Parking and Paving due to their location on a zero-lot line parcel. The applicant spoke regarding the uniqueness of the site and the need to work with other businesses in order to provide paving improvements to the parking area behind the building which includes a ten (10) foot easement.

John Liskey spoke regarding concerns over curb side pickup, processing and residential units within 100 feet of the proposed site. The board spoke and asked questions regarding the compatibility of the use with existing uses, landscaping and parking. Hearing no further comment the Mayor asked to close the public hearing.

Moved by Geasler supported by Appicelli to close the public hearing regarding the petition for Special Land Use and Site Plan Review at 105 E. Grand River Road to convert office/retail space

to a Marijuana Retailer and Processor. Roll call vote: ayes: Judd, Geasler, Culpeper, Fraidenburg and Appicelli. Nays: None. Absent: Ducastel & Ridsdale. Motion carried.

Motion by Appicelli, second by Judd, to recommend that City Council approve the petition for special land use and final site plan for the use of property as a combined marihuana provisioning center, retailer, and processor as submitted by Marcus Braman for property located at I 05 E. Grand River Rd. in the City of Laingsburg and as legally described in the petition based on the following **reasoning and conditions**:

Reasoning:

1. Standards set forth under Section 704 (basis of determination), Section 833, Section 834, and Section 838 appear to be met subject to the conditions set forth below.
2. Standards set forth under Section 605 (final site plan requirements) and Section 606 (standards for review) have been or can be met subject to the conditions set forth below.
3. Any addition reasoning as set forth by the Planning Commission.

Conditions:

1. As it concerns the requirements for a final site plan and special land use, provide information as outlined in Items 3, 4, and 5 above.
2. The applicant shall participate in a City coordinated to pave the off-street parking area.

Roll call vote: ayes: Judd, Geasler, Culpeper, Fraidenburg and Appicelli. Nays: None. Absent: Ducastel & Ridsdale. Motion carried.

Moved by Fraidenburg and supported by Judd to open the Public Hearing to reaffirm the City's current Master Plan. Roll call vote: ayes: Judd, Geasler, Culpeper, Fraidenburg and Appicelli. Nays: None. Absent: Ducastel & Ridsdale. Motion carried.

There was a brief update regarding the work that has been done over the last few years through the RRC process to keep this document active. Hearing no comment, the Mayor asked to close the hearing.

Moved by Geasler and supported by Fraidentburg to close the Public Hearing to reaffirm the City of Laingsburg Master Plan. Roll call vote: ayes: Judd, Geasler, Culpeper, Fraidenburg and Appicelli. Nays: None. Absent: Ducastel & Ridsdale. Motion carried.

Moved by Appicelli, supported by Geasler to recommend that the City Council reaffirm the City of Laingsburg Master Plan in 2020. Roll call vote: ayes: Judd, Geasler, Culpeper, Fraidenburg and Appicelli. Nays: None. Absent: Ducastel & Ridsdale. Motion carried.

Meeting adjourned at 8:19 p.m.

Paula Willoughby
Clerk/Treasurer